

# DUDEK

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SANTA BARBARA, CALIFORNIA 93101  
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January 14, 2008

Lisa Soghor  
Mountains Recreation Conservation Authority  
570 West Avenue 26, Suite 100  
Los Angeles, CA 90065

SUBJECT: Contract Amendment Proposal for Assistance in Processing of a Local Coastal Program Amendment with the California Coastal Commission and a Public Works Plans and Associated Environmental Review for the Malibu Parks Public Access Enhancement Plan for Ramirez Canyon Park, Escondido Canyon Park, and Corral Canyon Park located in the City of Malibu and Unincorporated Los Angeles County.

Dear Ms. Soghor:

Per your request, Dudek is pleased to submit this proposal for a contract amendment for additional consulting and environmental review services for the proposed Malibu Parks Public Access Enhancement Plan. It is our understanding that you desire additional planning consultation and assistance in processing of a Local Coastal Program Amendment with the California Coastal Commission, and preparation/processing of a Public Works Plan with associated environmental review for submittal to the California Coastal Commission.

In December 2006, we submitted a contract amendment proposal to the Mountains Recreation Conservation Authority for preparation and processing of a Public Works Plan with associated environmental review for submittal to the California Coastal Commission. Subsequent to authorization of the December 2006 contract amendment, the scope of work was modified to delay the Public Works Plan process and as an alternative prepare and process a Local Coastal Program Amendment with the City of Malibu. The Local Coastal Program Amendment process with the City of Malibu was completed in December 2007 with the contract amendment budget authorized per the December 2006 proposal. We understand that the Mountains Recreation Conservation Authority now wishes to proceed with the original scope to prepare/process the Public Works Plan with associated environmental review, and to also process a Local Coastal Program Amendment with the Coastal Commission.

Our primary objective will be to assist you in the further processing of the Malibu Parks Public Access Enhancement Plan (the Plan) via a Local Coastal Program Amendment (LCPA), and a Public Works Plan (PWP) through the California Coastal Commission in order to expedite and obtain the Commission's certification of the LCPA and approval of the PWP to implement your current development objectives for the subject Park facilities. In addition, Dudek will be the lead in facilitating the preparation of additional technical and environmental studies deemed necessary for submittal to the Coastal Commission.

## Scope of Work

In order to accomplish the Plan objectives, a number of general and specific tasks must be accomplished. The general tasks perceived as necessary to implement the Plan objectives are as follows:

- Prepare additional environmental documentation and technical studies for the proposed Public Works Plan, as deemed necessary by the Coastal Commission, which may include:
  - Biology; See attached scope-of-work.
  - Visual Resources - Dudek will evaluate the potential visual impacts of the proposed park and trail improvements. Dudek will identify scenic public viewing areas and view corridors potentially affected in the Plan area and will describe potential changes in visual resources with Plan implementation and measures to reduce potential impacts.
  - Noise - Dudek will evaluate potential noise impacts associated with increases in traffic trips along residential roadways, event uses at Ramirez Canyon Park, and short-term construction related activities on nearby sensitive land uses and residences. Measures to reduce potential impacts will be identified.
  - Air Quality - Dudek will evaluate long-term and temporary construction related emissions associated with traffic trips and construction-related grading that will occur with Plan implementation. Emission estimates will be made using the newest version of URBEMIS and measures to reduce potential impacts will be identified.
- Project management and subconsultant coordination for additional and/or supplemental technical studies, as deemed necessary by the Coastal Commission, which may include:
  - Transportation/Circulation - Dudek will assist in facilitating supplemental transportation, circulation and parking studies, as necessary, to evaluate the potential for traffic-related impacts during project construction and with Plan implementation, and will discuss measures to reduce any impacts to traffic that the proposed Plan improvements may have; See attached proposal by Associated Transportation Engineers (ATE).
  - Hazards - Dudek will review and summarize data and plans previously prepared for the proposed Plan improvements and will assist in facilitating supplemental study, as needed, to describe the soils, topography, geologic and seismic conditions, and potential fire hazard in the region and at the project sites, potential impacts on proposed facilities from hazards and measures to reduce hazards as applicable.
  - Hydrology/Water Quality - Dudek will assist in facilitating the preparation of a drainage study for each park site and will evaluate the introduction of new impervious surfaces and potential

changes in the quality and quantity of runoff, and the potential for erosion during project construction that could affect water quality in adjacent waterways. Dudek will evaluate the potential for accidental spills of hazardous materials during construction, and will identify Best Management Practices (BMPs), as necessary, to avoid or reduce these impacts.

- Cultural Resources - Dudek will review and summarize data previously prepared for the proposed Plan improvements and will assist in facilitating supplemental study, as needed, to assess potential impacts on cultural resources and measures to reduce any impacts to cultural resources that the proposed Plan improvements may have.
- Assist with design revisions, as necessary, of proposed Plan improvements including park facility and trail location and design;
- Review and evaluate planning and environmental documentation and conduct environmental review, as deemed necessary, for the proposed Plan improvements and recommended proposed improvement revisions/alternatives, as appropriate;
- Prepare a detailed Policy Consistency analysis of the proposed LCPA and PWP which describes existing land use designations, zoning and policies as they relate to the proposed Plan policies and improvements. This evaluation will assess the project's potential consistency/ inconsistency with applicable plans and policies, and potential Plan effects on existing surrounding land uses.
- Monitor and expedite the LCPA and PWP processing through the Coastal Commission's review process, including: (1) assistance in responding to any questions raised by staff on the LCPA and PWP application or requests for supplemental special studies to expedite their "completeness determination", and (2) assistance in the review of staff reports/ recommendations to ensure that they are acceptable, reasonable and feasible;
- Prepare for and attend team meetings and meetings with Coastal staff and/or public hearings to speak on behalf of the proposed project, as necessary.

### **Cost Estimate and Method of Payment**

We propose that our services be billed on a time-and-materials basis according to the attached rate sheet. The cost estimate to complete the scope-of-work outlined above is \$160,000.00 (cost estimate includes services detailed in the attached Biology Scope of Work and Proposal provided by Associated Transportation Engineers, ATE). This is a labor-only price that does not include physical materials, printing costs, or travel reimbursement. Please keep in mind that this cost estimate reflects an efficient use of staff time needed to achieve the basic objectives of the program we have outlined; tasks not addressed in this scope of work are not included in the estimated project cost. During the performance of our services, the need for additional or expanded services may be required. Likewise, certain services or tasks outlined above may not be necessary given the possibility of changing conditions or overlap with the responsibilities of other project team members. In either case, we will make every effort to keep you informed as to the actual and anticipated costs as work progresses and Dudek will provide you with a monthly detailed accounting of all costs incurred for the project.

If this letter proposal is acceptable to you, please sign below and return a copy of this letter to us at your earliest convenience. If you have any questions regarding this proposal or require additional information, please do not hesitate to give me a call at (805) 963-0651 Ext. 3532. I may also be e-mailed at [averbanac@dudek.com](mailto:averbanac@dudek.com).

Sincerely,

April Verbanac  
Environmental Planner

Attachments

## **BIOLOGY SCOPE OF WORK**

Dudek understands that the Santa Monica Conservancy (Conservancy) is proposing to develop a series of American Disability Act (ADA)-accessible campsites, along with associated infrastructure, and trail connectors at three separate parks (Corral Canyon Park, Escondido Canyon Park, and Ramirez Canyon Park) in the City of Malibu, California.

Based on our understanding of the Conservancy's immediate needs, Dudek proposes to conduct the following scope of work: 1) a general biological reconnaissance survey, including vegetation mapping, of the proposed limits of disturbance at each of the three parks; 2) a site tree Global Positioning System (GPS) inventory and evaluation of all trees within the limits of disturbance; 3) a preliminary impacts analysis based on the evaluation of up to three project alternatives; 4) a biological resources technical report and impacts assessment; 5) a conceptual habitat restoration plan for proposed creek restoration at Ramirez Canyon Park; and 6) general as-needed project management.

A more detailed scope of work is provided below.

### **Task 1: Site Tree GPS Inventory and Evaluation**

Dudek will conduct a tree inventory and assessment of all trees within the current limits of disturbance. Based on Dudek's knowledge of the resources in the area and review of aerial photographs of the site, we anticipate that primarily cottonwood, sycamore, coast live oaks, and willow trees will be included in the inventory. Dudek will inventory all trees that have trunk diameters larger than 3-inches at 4.5 feet above ground. We assume there are no more than 100 trees within each of the parks and that the work can be completed within two field days (accounts for extra survey day due to any "limits of disturbance" revisions).

Individual tree location mapping will be conducted using a Trimble Pathfinder Pro XH Global Positioning System (GPS) receiver with H-Star Technology. The Pro XH receiver has the capability of providing a horizontal accuracy of one foot following specific post-processing techniques involving differential correction utilizing reference files from multiple base stations. Real-time horizontal accuracy for the Pro XH is sub-meter. As tree canopies can cause loss of satellite lock if they block the line-of-sight to satellites, we will utilize a digital compass and reflectorless electronic distance measuring (EDM) device to offset any positions obscured by tree canopy cover. The EDM device has a horizontal accuracy range of 0.1 to 0.5 feet, and the digital

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compass has an accuracy of 0.3 degrees. The EDM/compass combination also operates in concert with the Pathfinder Pro XH system to position offsets for trees, should they be necessary. This offset information is automatically downloaded and attached to the GPS position data string. Digital tree location information will be stored and managed in the field using a Trimble Recon datalogger directly connected to the Pro XH receiver. Tree attribute data, collected simultaneously with feature positions, will also be linked to tree location information and stored in the Recon datalogger.

We will summarize size (height, canopy spread and trunk diameter), health/structure, information for all trees (up to 100 or one field day) over 3-inches trunk diameter at 4.5 feet above ground. Trees smaller than 3-inches trunk diameter at 4.5 feet above ground will not be mapped.

Following field data collection, raw tree location and attribute information will be uploaded to PC's and managed utilizing Trimble GPS Pathfinder Office (v. 3.10) software. Raw data files will then be differentially corrected, managed, and exported in appropriate GIS or CAD formats, suitable for further spatial analysis and/or exhibit preparation.

Dudek will process all raw GPS data to remove errors. Resulting tree locations will be sub-foot accuracy. The raw tree positions and attributes will be used to create a GIS exhibit indicating tree locations, species, and conditions in relation to property boundaries, grading footprint, roads, and/or other Client-requested attributes. A draft GIS exhibit will be prepared and submitted to Newhall for review. This scope includes one round of revisions to the GIS exhibit. Additional comment/revision cycles will be considered an additional service to the contract.

This scope of work is based on the inventory and evaluation of up to 100 individual trees per park and up to two field days. Any duplication of work due to additional changes desired by the Client (assumes an additional day of survey for one project limit change) will be provided on an "Extra Services" basis in accordance with the attached Hourly Rate Schedule. Both parties would approve any additional services in advance and in writing. This scope of work does not include the preparation of an impacts and mitigation report for impacts to trees. If so desired, this can be negotiated for an additional cost.

***Estimated Labor Cost for Task 1.....\$7,997.00***

**Task 2: Focused Rare Plant Surveys**

Under this task, Dudek will conduct focused rare plant surveys in the spring/summer 2008 to determine the presence/absence of special status plant species within the impact footprint. Based on a review of the California Natural Diversity Database (CNDDDB), the following special status plant species have a moderate to high potential to occur within the Plan area: Braunton's milk vetch (*Astragalus brauntonii*), CNPS List 1B.1; Malibu baccharis (*Baccharis malibuensis*), CNPS List 1B.1; round-leaved filaree (*California [=Erodium] macrophylla*), CNPS List 2.1; Plummer's mariposa lily (*Calochortus plummerae*), CNPS List 1B.2; Lewis' evening primrose (*Camissonia lewisii*), CNPS List 3; Parry's spineflower (*Chorizanthe parryi* var. *parryi*), CNPS List 3.2; Santa Susana tarplant (*Deinandra [=Hemizonia] minthornii*), CNPS List 1B.2; Blochman's dudleya (*Dudleya blochmaniae* spp. *blochmaniae*), CNPS List 1B.1; Agoura Hills dudleya (*Dudleya cymosa* ssp. *agouensis*), CNPS List 1B.2; Marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*), CNPS List 1B.2; Santa Monica Mountains dudleya (*Dudleya cymosa* spp. *ovatifolia*), CNPS List 1B.2; many-stemmed dudleya (*Dudleya multicaulis*), CNPS List 1B.2; Conejo dudleya (*Dudleya parva*), CNPS List 1B.2; Verity's dudleya (*Dudleya verity*), CNPS List 1B.2; Conejo buckwheat (*Eriogonum crocatum*), CNPS List 1B.2; Lyon's pentachaeta (*Pentachaeta lyonii*), CNPS List 1B.1; and Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*), CNPS List 2.2. Two surveys are recommended to detect those species flowering in mid-spring versus those flowering in late summer. Survey emphasis will be placed on determining the presence, or potential for occurrence, of state- and federally-listed and CNPS Lists 1B and 2 species. However, any species considered rare by local, state, and federal agencies and organizations will be noted. Identified individuals or groupings of these species will be mapped in the field onto maps or aerial photographs provided by the client; locations may also be mapped using a GPS backpack unit. Results of the rare plant survey will be incorporated into a technical memorandum.

**Estimated Labor Cost for Task 2.....\$24,545.00**

**Task 3: Conceptual Habitat Restoration Plan**

A section of perennial creek (approximately one acre or less) flowing through the Ramirez Canyon Park was channelized through the construction of a retaining wall. Dudek understands that the Conservancy would like to remove sections of the retaining wall and restore the creek to pre-construction conditions. The channel banks will be graded back in some areas to permit native vegetation replanting and growth. Dudek will first review the proposed grading plans for this work and make any recommendations as needed to ensure that the proposed plan is feasible

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in light of existing topographic and possible hydraulic constraints. Once the proposed design has been confirmed by the Conservancy, Dudek will prepare a conceptual habitat restoration plan which will include descriptions of existing and proposed biological conditions, rationale for success, project implementation, maintenance, and monitoring. Rationale for success will discuss general parameters of the site including hydrology, flood control features, and vegetation. Site investigations will include site observations of hydrology that relate to the project design.

The conceptual habitat restoration plan will define a plant palette, strategies for revegetation and channel stabilization, preliminary cost estimate, construction schedule and a long-term monitoring and maintenance program. Dudek will provide plan revisions based on review comments from the Conservancy on the draft habitat restoration plan. This proposal includes one comment/revision cycle. Additional comment/revision cycles will be considered an additional service to the contract. This scope of work does not include the preparation and submission of construction drawings and specifications for design of the habitat restoration plan. If so desired this service can be provided for an additional fee.

Please note that the intent of this document is not to define mitigation for proposed impacts to jurisdictional waters of the U.S., including wetlands. Although the purpose of the proposed work is to restore the creek to more natural conditions, wetlands permits, including a coastal development permit, may need to be obtained prior to impacts. This scope of work does not include the preparation and processing of permits with the U.S. Army Corps of Engineers, the CDFG, the Regional Water Quality Control Board, the City of Malibu (City) or the California Coastal Commission (CCC). If so desired this service can be provided for an additional fee.

***Estimated Labor Cost for Task 3.....\$10,945.00***

**SUMMARY**

In summary, Dudek proposes to complete the work described above for *Tasks 1* through *3* on a time and materials basis not to exceed **\$43,487.00**. Direct costs, which include deliveries, reproduction, use of the GPS unit (@ \$100/day) and mileage (@ 50.5 cents per mile), are billed at a 15 percent markup and are anticipated to be approximately **\$1,500.00**. Therefore, the total contract amount at this time would be **\$44,987.00**. Dudek labor will be billed according to our 2008 Standard Schedule of Charges, a copy of which is attached for your information. We sincerely appreciate the opportunity to continuing working with the Conservancy on this project.





## **ASSOCIATED TRANSPORTATION ENGINEERS**

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Richard L. Pool, P.E.  
Scott A. Schell, AICP

January 2, 2008

06121P04.WPD

April Verbanac  
Dudek  
621 Chapala Street  
Santa Barbara, CA 93101

### **PROPOSAL TO PREPARE A REVISED TRAFFIC AND PARKING STUDY FOR THE SANTA MONICA MOUNTAINS CONSERVANCY PARKS PROJECTS, CITY OF SANTA MONICA**

Associated Transportation Engineers (ATE) is providing this proposal to prepare a revised traffic and parking analysis for the Santa Monica Mountains Conservancy Parks Projects, which now includes improvements at Escondido Canyon Park. A previous report prepared by ATE, which includes Corral Canyon Park and Ramirez Canyon Park, will be updated to include the analyses for Escondido Canyon Park. The project is proposing to develop seven hike-in camp sites and one ADA camp site within the Escondido Canyon Park. The project also includes a new parking facility along Winding Way with 18 spaces (including two ADA spaces). The traffic analysis for Escondido Canyon Park will update the initial traffic and parking analysis completed by Crain and Associates (December 15, 2006).

#### **SCOPE OF WORK**

Associated Transportation Engineers proposes to furnish the traffic engineering and related technical services necessary to complete the proposed parking study. The services to be provided are listed in the following tasks.

1. Assemble existing data related to the study.
2. Perform field observations at Escondido Canyon Park.

3. Obtain traffic volumes for Winding Way. Traffic counts collected by Crain and Associates will be used for the study.
4. Determine weekday average daily, A.M. and P.M. peak hour trip generation estimates and weekend average daily and peak hour trip generation estimates for the project using rates contained in the San Diego Traffic Generators manual, data collected at other facilities, or other sources.
5. Distribute and assign project traffic to the surrounding street network based on existing traffic patterns.
6. Assess impacts to roadway and intersections within the study area.
7. Evaluate design of proposed parking area and review adequacy of proposed parking supply.
8. Combine new traffic and parking analysis completed for Escondido Canyon Park with the previous analyses completed for Corral Canyon Park and Ramirez Canyon Park into one report for the project and submit one bound, one unbound, and one electronic copy to Dudek.
9. Respond to comments made upon review of the traffic and parking study. The budget for responding to comments will be limited to 8 hours. Work beyond this budget amount will be completed on a time-and-materials basis when authorized by Dudek.

#### **PERSONNEL AND REFERENCES**

Scott A. Schell, AICP, PTP will be the Principal in Charge of the proposed traffic study. Other ATE staff will be assigned as necessary to complete the technical analyses.

#### **SCHEDULE AND FEES**

ATE can begin work on the study upon written authorization to proceed and the report will be completed within 20 working days thereafter. The lump-sum fee for the study will be **\$6,100.00**, which includes 8 hours budgeted for responding to comments. Additional work, such as attendance at meetings and public hearings, will be undertaken on a time-and-materials basis according to the rates presented in the attached fee schedule when authorized in writing by Dudek. Payment for services completed will be due within 30 days of submittal of invoices.

April Verbanac

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January 2, 2008

We appreciate having the opportunity to provide you with this proposal and look forward to beginning work on the project.

Associated Transportation Engineers

A handwritten signature in black ink, appearing to read 'Scott A. Schell', written in a cursive style.

Scott A. Schell, AICP,PTP  
Vice President

SAS/LDH

Attachments: ATE Fee Schedule (2008)  
Work Order



# ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Richard L. Pool, P.E.  
Scott A. Schell, AICP

FEDERAL TAX ID NO. 95-3780888  
Richard L. Pool, P.E. RCE 18030

## WORK ORDER

Client Dudek Job No. 06121 Pro  
Address: 621 Chapala Street Date: January 2, 2008  
Santa Barbara, CA 93101 Phone: 805-963-0651  
Requested By April Verbanac Fax # 805-963-2074

DESCRIPTION OF WORK: Revised Traffic and Parking Study per Proposal dated January 2, 2008.

LOCATION: Ramirez/Escondido Canyons Santa Monica Mountains, Malibu, California

Present Owner: To be provided.

Legal Description To be provided.

Start Date Upon authorization Estimated Completion Date 20 working days

Payment Basis Fee, \$6,100.00 per Proposal dated 1/2/08 and Fee Schedule dated 2008.

Remarks \_\_\_\_\_

This Work Order shall constitute Preliminary Notice under the Mechanic's Lien Laws of the State of California.

Under the provisions of this agreement, a late payment FINANCE CHARGE will be computed at the periodic rate of 1-1/2% per month, which is an ANNUAL PERCENTAGE RATE of 18%, and will be applied to any unpaid balance commencing 30 days after the date of the original invoice.

The standard provisions set forth upon the reverse side are incorporated hereunto and made a part of this agreement.

IN WITNESS WHEREOF, the parties hereto have accepted, made, and executed this agreement upon the terms, conditions and provisions above stated and on the reverse side hereof, the day and year first above written.

DATE: \_\_\_\_\_

CLIENT: \_\_\_\_\_

BY: \_\_\_\_\_

ASSOCIATED TRANSPORTATION ENGINEERS

BY: Scott A. Schell, Vice President

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# ASSOCIATED TRANSPORTATION ENGINEERS

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Richard L. Pool, P.E.  
Scott A. Schell, AICP

## FEE SCHEDULE

(2008)

Principal Engineer	\$165.00 per hour
Civil Engineer II	\$110.00 per hour
Civil Engineer I	\$95.00 per hour
Transportation Engineer II	\$90.00 per hour
Transportation Engineer I	\$85.00 per hour
Engineering Technician II	\$70.00 per hour
Engineering Technician I	\$65.00 per hour
Principal Planner	\$150.00 per hour
Supervising Transportation Planner	\$140.00 per hour
Transportation Planner III	\$110.00 per hour
Transportation Planner II	\$90.00 per hour
Transportation Planner I	\$75.00 per hour
Traffic Technician II	\$65.00 per hour
Traffic Technician I	\$60.00 per hour
Traffic Counter	\$40.00 per hour
Administrative Accountant	\$80.00 per hour
Office Administrator	\$70.00 per hour
Clerk Typist	\$40.00 per hour

Travel, Per Diem, and other miscellaneous expenses are invoiced as separate fee items.

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